

HUBBELL REALTY SERVICES, INC.
Real Estate Appraisal and Counseling

320 MAIN STREET • POUGHKEEPSIE, NY 12601
(845) 454-6525 • FAX (845) 454-6359



R PETERS HUBBELL, JR., MAI

**QUALIFICATIONS OF
R. PETERS HUBBELL, JR.**

**PROFESSIONAL
DESIGNATIONS:**

MAI – Member Appraisal Institute; Appraisal Institute

**CERTIFICATIONS
and LICENSES:**

Certified General Real Estate Appraiser: New York State No. 46-3185
Certified General Real Estate Appraiser: State of Connecticut No. RCG.990
Qualified General Real Estate Appraiser for NYS Department of Transportation

MEMBERSHIPS:

Appraisal Institute, Member #09808, awarded January 1993; Past President of Mid – Hudson Chapter, past Education Chairman
American Society of Farm Managers and Rural Appraisers; Associate Member New York State Society of Real Estate Appraisers

EMPLOYMENT:

President: **HUBBELL REALTY SERVICES, INC.**; Independent Fee
Appraiser: Real Estate appraisals and counseling.

Staff Appraiser, **L.T. BOOKHOUT, INC.**, a real estate firm specializing in consultation, appraisal and market feasibility studies, 1987 to 1996

Loan Officer, Appraiser, Branch Manager, **FARM CREDIT SERVICE** – Springfield District, 1980-1997

INSTRUCTOR:

Associate Instructor; Appraisal Institute, certified for *Appraisal Principles, Basic Appraisal Procedures and Residential Market Analysis and Highest and Best Use*.

Adjunct Instructor; Marist College and Dutchess Community College, School of Adult Education: *Real Estate Appraisal Module*, 1990, 1991, 1992

SMALL CLAIMS ASSESSMENT REVIEW OFFICER:

State of New York Unified Court System Third Judicial District

SEMINAR PRESENTATIONS:

"Preserving the Family Farm and Your Equity," Dutchess County Cooperative Extension, February 1989

"Conserving Our Tax Base," Dutchess/Ulster Assessors Assoc., May 1991

"Basic Commercial Valuation Techniques," New York State Assessors' Assoc., October 1992

EDUCATION:

CORNELL UNIVERSITY – Ithaca, New York – B.S. Agricultural Economics

SYRACUSE UNIVERSITY – Syracuse, New York – course work in MBA program

APPRAISAL COURSES ATTENDED AND COMPLETED –

Appraisal Institute: *Standards of Professional Practice, Part B*, 1991 and *Part C*, 1997; *Advanced Income Capitalization*, Course 510, 1993; *Litigation Valuation Overview*, Course 700, 1997; *Standards of Professional Practice, Part C*, 2002; *Instructor Leadership & Development Conference*, 2004;

Society of Real Estate Appraisers: Course 102, *Applied Residential Property Valuation*, 1988; Course 201, *Principles of Income Property Appraising*, 1989; Course 202, *Applied Income Property Valuation*, 1989; *Standards of Professional Practice, Part A*, 1990

Federal Land Bank: *Intermediate Appraisal Skills*, 1986

APPRAISAL EXAMINATIONS CHALLENGED AND/OR PASSED –

Society of Real Estate Appraisers: *Introduction to Appraising Real Property*, Course 101, 1987

CONTINUING EDUCATION –

Following seminars successfully completed:

Appraisal Institute: "Discounted Cash Flow Analysis", 1992; "Understanding Limited Appraisals – General," 1994; "Special – Purpose Properties", 1996; "New Industrial Valuation", 1997; "Eminent Domain and Condemnation Appraising", 1998; "Detrimental Conditions", 1998; "Eminent Domain & Condemnation", 1999; "Regression Analysis in Appraisal", 1999; "Case Studies in Commercial Highest and Best Use", 2000; "Appraisal of Local Retail Properties", 2001; "Dynamics of Office Building Valuation", 2001; "Feasibility Analysis, Market Value & Investment Timing", 2002; "Standards of Professional Practice, Part C", 2002; "Scope of Work: Expanding Your Range of Services", 2003; "Mathematically Modeling Real Data", 2004; "Subdivision Valuation: A Comprehensive Guide to Valuing Improved Subdivisions", 2005; "Market Analysis and the Site to Do Business", 2005; "15 Hour USPAP Course with exam", 2005; "7 Hour USPAP Course", 2005; "2006 Changes to USPAP", 2006; "Valuation & Litigation Services SIG",

2006;

American Society of Farm Managers and Rural Appraisal (ASFMR):
 "Conservation Easement Valuation & Case Studies", April 2006; "Yellow Book,
 Uniform Appraisal Standards for Federal Land Acquisition", September 2006;

Society of Real Estate Appraisers: Professional Practice, 1998;
 Uniform Commercial And Industrial Appraisal Report, 1989; Advanced
 Demonstration Appraisal Report Workshop 1990;

Whitmer Seminars: Comprehensive Appraisal Workshop, Parts A & B, July
 1991

Marist College: Clean Water Act 1997; Real Estate Salesperson Course, 1988

Other: Realtors Land Institute: Timberland Evaluation & Analysis", 2000;
 Lorman Education Services: "Real Estate Litigation in New York ", 2002
 "Conducting an Effective Cross -Examination in New York ", 2002

APPRAISAL CLIENTS:

Corporations and Business Entities

1 st Westchester Capital Group	MacIntosh Farms
ADM Milling Co.	Maranatha Human Services Inc.
Adriance Library	Marshall & Sterling
Agway, Inc.	Mashomac Fish and Game Club
Akindale Farms	Merchants Press
Amerada Hess Corp.	Millbrook Merchants
Andreas Holding	Millbrook Vineyards
Astor Home for Children	Millenium III Investors
Audia Motors	Milroy Cars, Inc.
Avis Rent-A-Car, Inc.	Minolta Advance Technology, Inc.
Banta Management	Northern Dutchess Medical/Dental
Brown & Sharpe Manufacturing	Bldg. Assoc.
Carlisle Companies, Inc.	Plasmaco, Inc
Chemical Executive Relocations	Pyramid Companies, Inc.
Services, Inc.	Red Hook Farmers Co-op Inc.
Clermont Farms, Ltd.	Red Hook Land Corp.
Condor Motors	Quadrelle Realty
Conklin Instruments	Rehabilitation Programs Inc.
Country Lands Management Inc.	Rokeby Preserve
Courtland Partners	I.L. Richer Co., Inc.
Creative Originals Inc.	Shekomeko Village Corporation
Crown Northcorp	Sheldrake Oraginzation
Cuney Properties, Inc.	Situs Realty Services, Inc.
Farm Country Investments	St. Francis Hospital
Fehr Bros. Inc.	Strategic Property Advisors
Gray Engineering	Stuart Property Corp.
Greig Farm	Tara Motors, Inc.
Highways Displays, Inc.	Tivoli Farms
Hudson Valley Farms, Inc.	Torloc Development, Inc.
IBM Corp.	Ulster ARC
James Burns International	Ulster Scientific, Inc.
Jim Waters Corp.	Vibar Farms
John Aborio, Inc.	Weathersfield Farm

KMPG – Peat Marwick
Kitchen Cabinet Company
Kingston Hospital Foundation
Konover Associates, Inc.
LaidLaw Transportation Inc.

Ziff Brothers Investments

Government Agencies

United States of America

National Park Service
Postal Service
Department of Agriculture
Department of Interior
Federal Deposit Insurance Corp.

Commonwealth of Massachusetts

Town of Lenox

State of New York

Department of Environmental Conservation
Office of Mental Retardation and Developmental Disabilities
Industrial Development Authority
Department of Transportation
Office of Parks, Recreation & Historical Preservation
Department of Agriculture and Markets

City of New York

NYC Department of Environmental Protection

County of Clinton

Department of Planning

County of Dutchess

Dept/Agency: Resource Recovery Agency,
Department of Planning
Department of Public Works
Industrial Development Authority
Social Services
County Attorney's Office
Town of: Northeast, Pine Plains, Red Hook, Lagrange, Amenia, Washington,
Poughkeepsie

County of Greene

Town of Hunter

County of Orange

Towns of Warwick, Montgomery

County of Rockland

County Executives Office

County of Ulster

Dept/Agency: Resource Recovery Agency, Dept of Planning
 Towns of: Lloyd, Marlborough, New Paltz

Courts

United States District Court	Columbia County Supreme Court
Southern District of New York	Ulster County Supreme Court
New York Court of Claims	Town of Milan Zoning Board of Appeals
New York State Superior Court	Town of Northeast Zoning Board of Appeals
9 th Judicial Dist.	City of Kingston Zoning Board of Appeals
Dutchess County Supreme Court	

Financial Institutions

Apex Mortgage Corp.	Freddie Mac
American Modular Mortgage	Horizon National Bank
Bank of America	Hudson United Bank
Bank Leumi	Greenwich Capital Markets
Bank of Boston	Guardhill Financial
Bank of New York	Island Federal Mortgage
Barclays Bank	Key Bank of Maine
Beacon Federal Savings Bank	Key Bank NA
Berkshire County Savings Bank	M and T Bank
California Federal Savings and Loan	Mahopac National Bank
Capital Impact Corp.	Marine Midland National Bank
City Trust Bank, Bridgeport, CT	Mid-Hudson Savings Bank
Citibank NA	New York State Urban Development Corp.
Catskill Savings Bank	National Bank & Trust Company
CBT/Bank of New England	Nomura Asset Capital Corp.
Chemical Bank	Parallel Commercial Capital Corp.
Citibank	People's Westchester Savings Bank
Delta Funding	Poughkeepsie Savings Bank
East New York Savings Bank	Premiere National Bank
Ellenville National Bank	Production Credit Associations
Empire of America S.L.A.	Rhinebeck Savings Bank
Farm Credit, ACA	Riverside Bank
Federal Land Bank	Sovereign Bank
First National Bank	Stissing National Bank
First National Bank of Highland	The Resolution Trust Corp.
First National Bank of the Hudson Valley	The Savings Bank of Utica
First National Bank of Rhinebeck	Troy Savings Bank
First Union Bank	Union Savings Bank
Fishkill National Bank	Union State Bank
Fleet Bank	
Fleet Credit Corp. Fleet Norstar Bank	
Flushing Savings Bank	

Institutional/Educational

Bard College
 Cornell University
 Hyde Park Central Schools
 Pine Plains Central Schools
 Red Hook Central Schools

Religious

Fishkill Baptist Church
 Marist Fathers Novitiate
 Red Hook Assembly of God
 Unification Theological Seminary

Charitable

Jane Nuhn Foundation

Land Conservation Groups

Adirondack Land Trust/Nature Conservancy
 Agricultural Stewardship Association
 American Farm Land Trust
 Berkshire County Land Trust and
 Conservation Fund
 Columbia Land Conservancy
 Dutchess Land Conservancy
 Housatonic Valley Association
 Hudson Highlands Land Trust
 Lake George Basin Land Conservancy
 Mohonk Preserve
 Nature Conservancy
 Open Space Institute
 Rondout Valley Land Conservancy
 Scenic Hudson Inc.
 Trust for Public Lands
 Winnakee Land Trust

Attorneys and Individuals have been served in the USA and Canada.

APPRAISAL ASSIGNMENTS:

Agri-Business Properties

Regional feed mills
 Veal Slaughter and packing plants
 Fruit storage and processing and packing
 Facilities
 Wineries

Community Services

Private Water Companies
 Sheltered workshops/administrative
 offices

Environmental Risks

Stigma on Residential Properties
 Shopping Centers with on-site contamination
 Impact of on-site contamination to retail & vacant commercial properties

Agricultural and County Estate Properties

Crop Farms
Dairy Farms (including 1200+ cow facilities)
Equine estates
Equine training centers
Fruit Farms
Forest tracts
Goat Farm w/milk processing plant
Livestock farms
Nursery/greenhouse/garden centers
Orchards
Orange County Muck farms
Private game preserves
Purchase and donation of Development Rights
Thoroughbred horse breeding farms
Vineyards

Commercial and Industrial Properties

Automobile sales and service centers
Banks, branch and full service
Central warehouses
Community/neighborhood shopping centers
Delicatessens
Distribution warehouses
Energy distribution centers
Fast food restaurants
Flour Milling
Funeral Homes
Golf Courses
Hotel/Motels
Industrial Parks
Light industrial flex buildings
Manufacturing facilities
Medical office buildings
Multi-story office buildings
Neighborhood shopping centers
Strip Commercial centers
Supermarkets
Timeshare/resort developments
Tire and alignment shops
Trucking Terminals
Office Parks
Outlet Mills
Petroleum Tank Farm
Retail/Office centers
Retail Strip centers
Restaurants (fast food & full service)
R.V. Campgrounds
Self Storage warehouses

Residential Properties

Adult Rest Homes
Nursing Homes
Condominium Projects
Country Estates
Country Home and Mini-Estates
Garden Apartments
Low-rise Apartment Buildings
Multi-Family Residences
Public Housing Projects
Single Family Residences
Subdivision Developments
2-4 Family Residences
Town House Projects

Market Studies

Farm Land development rights
HUD "Mark to Market rent studies"
Residential condo/town-home developments
Detrimental impact studies on: cell towers, car washes, and adjacent commercial uses

Property Rights Appraised

Fee Simple
Lease Fee/Lease Hold
Lease Hold Interest
Partial Interest – Conservation Easements for Charitable deductions of Development rights

Vacant Land, including:

Industrial
Commercial
Agricultural
Multi-family residential
Single-family residential

Tax Certiorari analysis of commercial, industrial and residential properties.

Valuation of Business: retail/farm supply, industrial laundry.